

**SNAPSHOT of HOME Program Performance--As of 06/30/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Jackson**

State: **TN**

PJ's Total HOME Allocation Received: **\$5,347,622**

PJ's Size Grouping\*: **C**

PJ Since (FY): **1995**

| Category                                                         | PJ              | State Average   | State Rank             | Nat'l Average       | Nat'l Ranking (Percentile):* |                       |         |
|------------------------------------------------------------------|-----------------|-----------------|------------------------|---------------------|------------------------------|-----------------------|---------|
|                                                                  |                 |                 |                        |                     | Group                        | C                     | Overall |
| <b>Program Progress:</b>                                         |                 |                 | PJs in State: <b>8</b> |                     |                              |                       |         |
| % of Funds Committed                                             | <b>93.75</b> %  | <b>92.28</b> %  | <b>4</b>               | <b>93.55</b> %      | <b>45</b>                    | <b>48</b>             |         |
| % of Funds Disbursed                                             | <b>89.30</b> %  | <b>86.38</b> %  | <b>4</b>               | <b>86.03</b> %      | <b>61</b>                    | <b>62</b>             |         |
| Leveraging Ratio for Rental Activities                           | <b>11.3</b>     | <b>1.66</b>     | <b>1</b>               | <b>4.83</b>         | <b>100</b>                   | <b>100</b>            |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | <b>95.03</b> %  | <b>77.37</b> %  | <b>4</b>               | <b>81.34</b> %      | <b>41</b>                    | <b>51</b>             |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | <b>82.24</b> %  | <b>77.32</b> %  | <b>1</b>               | <b>70.65</b> %      | <b>62</b>                    | <b>67</b>             |         |
| <b>Low-Income Benefit:</b>                                       |                 |                 |                        |                     |                              |                       |         |
| % of 0-50% AMI Renters to All Renters                            | <b>34.78</b> %  | <b>64.61</b> %  | <b>8</b>               | <b>81.57</b> %      | <b>3</b>                     | <b>2</b>              |         |
| % of 0-30% AMI Renters to All Renters***                         | <b>21.74</b> %  | <b>45.22</b> %  | <b>8</b>               | <b>45.66</b> %      | <b>15</b>                    | <b>11</b>             |         |
| <b>Lease-Up:</b>                                                 |                 |                 |                        |                     |                              |                       |         |
| % of Occupied Rental Units to All Completed Rental Units***      | <b>100.00</b> % | <b>70.33</b> %  | <b>1</b>               | <b>96.25</b> %      | <b>100</b>                   | <b>100</b>            |         |
| <b>Overall Ranking:</b>                                          |                 |                 | In State:              | <b>3</b> / <b>8</b> | Nationally:                  | <b>44</b> / <b>40</b> |         |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |                 |                 |                        |                     |                              |                       |         |
| Rental Unit                                                      | <b>\$42,996</b> | <b>\$14,422</b> |                        | <b>\$27,146</b>     | <b>23</b> Units              | <b>9.80</b> %         |         |
| Homebuyer Unit                                                   | <b>\$9,523</b>  | <b>\$12,740</b> |                        | <b>\$15,140</b>     | <b>156</b> Units             | <b>66.40</b> %        |         |
| Homeowner-Rehab Unit                                             | <b>\$29,919</b> | <b>\$25,035</b> |                        | <b>\$20,860</b>     | <b>56</b> Units              | <b>23.80</b> %        |         |
| TBRA Unit                                                        | <b>\$0</b>      | <b>\$10,133</b> |                        | <b>\$3,210</b>      | <b>0</b> Units               | <b>0.00</b> %         |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jackson TN

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$104,105 | \$43,139  | \$30,899  |
| <b>State:*</b>     | \$41,630  | \$73,795  | \$32,859  |
| <b>National:**</b> | \$97,127  | \$76,352  | \$23,684  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 2.7 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 0.71

|                                          | Rental %                                                          | Homebuyer %                                                      | Homeowner %                                                      | TBRA %                                                          |                                                                      | Rental %                                                         | Homebuyer %                                                                  | Homeowner %                                                      | TBRA %                                                          |
|------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>RACE:</b>                             |                                                                   |                                                                  |                                                                  |                                                                 | <b>HOUSEHOLD TYPE:</b>                                               |                                                                  |                                                                              |                                                                  |                                                                 |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">20.5</span> | <span style="border: 1px solid black; padding: 2px;">3.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Single/Non-Elderly:                                                  | <span style="border: 1px solid black; padding: 2px;">60.9</span> | <span style="border: 1px solid black; padding: 2px;">28.2</span>             | <span style="border: 1px solid black; padding: 2px;">7.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">100.0</span> | <span style="border: 1px solid black; padding: 2px;">78.8</span> | <span style="border: 1px solid black; padding: 2px;">96.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Elderly:                                                             | <span style="border: 1px solid black; padding: 2px;">13.0</span> | <span style="border: 1px solid black; padding: 2px;">4.5</span>              | <span style="border: 1px solid black; padding: 2px;">55.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Single Parent:                                               | <span style="border: 1px solid black; padding: 2px;">21.7</span> | <span style="border: 1px solid black; padding: 2px;">50.0</span>             | <span style="border: 1px solid black; padding: 2px;">16.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Two Parent:                                                  | <span style="border: 1px solid black; padding: 2px;">4.3</span>  | <span style="border: 1px solid black; padding: 2px;">11.5</span>             | <span style="border: 1px solid black; padding: 2px;">12.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:                                                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">5.8</span>              | <span style="border: 1px solid black; padding: 2px;">8.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |                                                                      |                                                                  |                                                                              |                                                                  |                                                                 |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |                                                                      |                                                                  |                                                                              |                                                                  |                                                                 |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |                                                                      |                                                                  |                                                                              |                                                                  |                                                                 |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |                                                                      |                                                                  |                                                                              |                                                                  |                                                                 |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |                                                                      |                                                                  |                                                                              |                                                                  |                                                                 |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |                                                                      |                                                                  |                                                                              |                                                                  |                                                                 |
| <b>ETHNICITY:</b>                        |                                                                   |                                                                  |                                                                  |                                                                 |                                                                      |                                                                  |                                                                              |                                                                  |                                                                 |
| Hispanic                                 | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |                                                                      |                                                                  |                                                                              |                                                                  |                                                                 |
| <b>HOUSEHOLD SIZE:</b>                   |                                                                   |                                                                  |                                                                  |                                                                 | <b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>                               |                                                                  |                                                                              |                                                                  |                                                                 |
| 1 Person:                                | <span style="border: 1px solid black; padding: 2px;">39.1</span>  | <span style="border: 1px solid black; padding: 2px;">27.6</span> | <span style="border: 1px solid black; padding: 2px;">33.9</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Section 8:                                                           | <span style="border: 1px solid black; padding: 2px;">56.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup> |                                                                  |                                                                 |
| 2 Persons:                               | <span style="border: 1px solid black; padding: 2px;">13.0</span>  | <span style="border: 1px solid black; padding: 2px;">32.7</span> | <span style="border: 1px solid black; padding: 2px;">30.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | HOME TBRA:                                                           | <span style="border: 1px solid black; padding: 2px;">4.3</span>  |                                                                              |                                                                  |                                                                 |
| 3 Persons:                               | <span style="border: 1px solid black; padding: 2px;">21.7</span>  | <span style="border: 1px solid black; padding: 2px;">25.6</span> | <span style="border: 1px solid black; padding: 2px;">21.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:                                                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |                                                                              |                                                                  |                                                                 |
| 4 Persons:                               | <span style="border: 1px solid black; padding: 2px;">13.0</span>  | <span style="border: 1px solid black; padding: 2px;">8.3</span>  | <span style="border: 1px solid black; padding: 2px;">7.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | No Assistance:                                                       | <span style="border: 1px solid black; padding: 2px;">39.1</span> |                                                                              |                                                                  |                                                                 |
| 5 Persons:                               | <span style="border: 1px solid black; padding: 2px;">13.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.8</span>  | <span style="border: 1px solid black; padding: 2px;">3.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |                                                                      |                                                                  |                                                                              |                                                                  |                                                                 |
| 6 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">1.3</span>  | <span style="border: 1px solid black; padding: 2px;">3.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |                                                                      |                                                                  |                                                                              |                                                                  |                                                                 |
| 7 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |                                                                      |                                                                  |                                                                              |                                                                  |                                                                 |
| 8 or more Persons:                       | <span style="border: 1px solid black; padding: 2px;">0.0</span>   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |                                                                      |                                                                  |                                                                              |                                                                  |                                                                 |
|                                          |                                                                   |                                                                  |                                                                  |                                                                 | <b># of Section 504 Compliant Units / Completed Units Since 2001</b> |                                                                  |                                                                              |                                                                  | <span style="border: 1px solid black; padding: 2px;">9</span>   |

\* The State average includes all local and the State PJs within that state

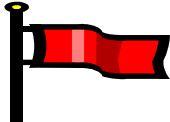
\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jackson State: TN Group Rank: 44  
 (Percentile)  
 State Rank: 3 / 8 PJs Overall Rank: 40  
 (Percentile)  
 Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION                                                   | THRESHOLD* | PJ RESULTS | RED FLAG                                                                             |
|-------------------------------------|---------------------------------------------------------------|------------|------------|--------------------------------------------------------------------------------------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 74.60%   | 95.03      |                                                                                      |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 52.28%   | 82.24      |                                                                                      |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 34.78      |  |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 91.32%   | 100        |                                                                                      |
| "ALLOCATION-YEARS" NOT DISBURSED*** |                                                               | > 3.030    | 1.45       |                                                                                      |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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